



## **Zoning Board of Appeals Minutes**

Date: *November 28, 2017*

Time: *7:45p.m.*

Location: *Second Floor Conference Room, Town Hall Annex*

Attendance: *Patrick Quinn, Christian Klein, Roger DuPont, Joseph Moen, Shawn O'Rourke*

### **Minutes**

#### *1. Docket #3508 22 Perth Street*

The applicant appeared before the Board seeking permission to amend a previously approved Special Permit. The applicant did not provide the Board with the changes and the Board requested that the applicant provide them with plans.

At the close of the hearing the Board voted unanimously to continue this Special Permit to a date to be determined.

**SO VOTED: 5-0**

#### *2. Docket #3540 58-60 Medford Street*

The applicant appeared before the Board seeking a Special Permit for expansion of a previously approved office space to include use as a dental office. The applicant stated that they appeared at a previous meeting where the Board had asked the applicant to conduct a traffic study. The applicant provided the Board with the study.

At the close of the hearing the Board voted unanimously to continue this Special Permit to a date to be determined.

**SO VOTED: 5-0**

#### *3. Docket #3541 934-950 Massachusetts Avenue*

The applicant appeared before the Board and stated that they appeared at a previous meeting where the Board voted to continue in order to obtain an opinion from Arlington Town Counsel. Town Counsel subsequently issued the memorandum dated November 21, 2017 to the Board, which stated in sum, that Section 3.02 did not preclude the Special Permit. The Board could consider the request under the special permit criteria set forth in section 10.11. The petitioner asked the Board if they could continue this matter.

At the close of the hearing the Board voted unanimously to continue this Special Permit to a date to be determined.

**SO VOTED: 5-0**

#### *4. Docket #3542 179 Wollaston Avenue*

The applicant appeared before the Board and stated that they would like to withdraw their application for a Special Permit without prejudice.

**SO VOTED: 5-0**

*5. Docket #3544 468 Mystic Street*

The Petitioner, Omni Communications, a subsidiary of T-Mobile USA, Inc., on behalf of the Winchester Country Club, owner of the land, appeared before the Board. The applicant is seeking permission to install a ten foot canister on top of a preexisting 42 foot pole. The Board may grant a variance if it feels it meets the lengthy criteria.

At the close of the hearing the Board voted unanimously to approve this Variance under section 5.04 of the Zoning By-Law with conditions set forth.

**SO VOTED: 5-0**

*6. Docket #3547 65 Hillside Avenue*

The applicant appeared before the Board alongside their builder. They explained Special Permit request for a large addition under Section 6.08 of the Zoning By Law. Said addition would include a two-car garage, a large living area on the first floor and four bedrooms and two bathrooms on the second floor. The applicant stated that they would keep the design historic and it would be in harmony with the neighborhood. After conversation with the Board and many neighbors the applicant was suggested to withdraw its application.

At the close of the hearing the applicant requested to withdraw their application without prejudice.

**SO VOTED: 5-0**

*7. Docket #3548 16 Pine Ridge Road*

The applicant and their designer appeared before the Board and briefly described their proposal to add an addition to the back of the house. The addition would add 1210 square feet of additional living space. After conversation with the applicant the Board noted that they would need dimensions listed on the application and plans in order to make a decision, and advised the applicant to come back with numbers.

At the close of the hearing the Board voted unanimously to continue this Special Permit to a date to be determined.

**SO VOTED: 5-0**

*8. Docket #3549 34 Ronald Road*

The applicant appeared before the Board and described their proposal to add a 4.9 x 23.4' farmer's porch to the front of their existing home. The applicants believe that the proposed porch is in harmony with the neighborhood as many of the homes on the street have similar porches. With adding the front porch it will decrease the front yard setback from 17.5 feet to 14.3 feet from the street. The Board noted that they recall granting these permits in the past with the condition that they never enclose it to become a habitable room.

At the close of the hearing the Board voted unanimously to approve this Special Permit under section 6.19 of the Zoning By-Law with conditions set forth.

**SO VOTED: 5-0**

*9. Docket #3550 24 Exeter Street*

The petitioner appeared before the Board accompanied by their attorney. They briefly described the proposal to add a dormer to their existing non-conforming two family home. Mr. Annese explained that this addition would make the structure 34.7 feet tall and would not exceed 2.5 stories. The addition will add 561 square feet of additional

living space. He also stated that they are not exceeding the existing footprint of the home and are staying within the existing foundation walls.

At the close of the hearing the Board voted unanimously to approve this Special Permit under section 9.02 of the Zoning By-Law.

**SO VOTED: 5-0**

Meeting adjourned.

Next meeting is scheduled for *January 30, 2018 at 7:45p.m.*